



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, January 19, 2016 9:00 A.M.
PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Christopher L. Graeser, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Angel Vallejos, ZHE Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Christopher L. Graeser, Esq.
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.*

INTERPRETER REQUIRED:

- | | | | |
|----|-------------------------|-------------------------|---|
| 1. | *IR* 15ZHE-80287 | Project# 1010676 | MARIA DEL R MENDOZA requests a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(14) : a CONDITIONAL USE to allow an existing 5 ft fence in the front yard setback area for all or a portion of Lot 11-P1, Block 2, El Rancho Grande 1 Unit 9A zoned R-LT, located on 2800 JESSE JAMES DR SW (N-9) |
| 2. | *IR* 15ZHE-80288 | Project# 1010677 | MARLO PRIETO/ RENE PRIETO requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3 ft to the required 3 ft wall height in the front yard setback for all or a portion of Lot 23-P1, Block 4, Sunrise Meadows Unit 2 zoned R-T, located on 839 TERRACOTTA PL SW (L-9) |

NEW BUSINESS:

- | | | | |
|----|--------------------|-------------------------|--|
| 3. | 15ZHE-80289 | Project# 1010681 | JOHN & AGNES ARAGON requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE request of 5ft to the 10ft side setback required to allow a proposed addition for all or a portion of Lot 5, Block 3, Montgomery Heights Addn zoned R-1, located on 3516 DELAMAR AV NE (G-16) |
| 4. | 15ZHE-80290 | Project# 1010684 | MIGUEL CISNEROS (RONALD J. HENSLEY, AGENT) requests a special exception to Section 14-16-2-17(B)(3) : a CONDITIONAL USE to allow for a church in a C2 zone for all or a portion of Lot 1,2,3,& 4, Block 14, Sandia Plaza zoned C-2 OR SU-2 NFMX, located on 4903 4TH ST NW (F14) |

5. **15ZHE-80291** **Project#** **ALICIA MEIERING (EDWARD GARCIA, AGENT)** requests a special exception to Section 14-16-2-23(A) and pg 73 UNIVERSITY NEIGHBORHOODS SDP, 14-13-2-16(B)(13) : a CONDITIONAL USE to allow outdoor storage or activity for all or a portion of Lot 13, Block 1, University Heights zoned SU-2 R3C, located on **147 HARVARD DR SE (K-15)**
1010686
6. **15ZHE-80292** **Project#** **JOE A SANCHEZ** requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE request of 7 ft to the 10 ft side setback required to allow a proposed addition for all or a portion of Lot 10, Block 49A, Four Hills Village 19th Installment zoned R-1, located on **1637 SOPLO RD SE (N-23)**
1010687
7. **15ZHE-80293** **Project#** **GUARDIAN STORAGE (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-16(B)(21) : a CONDITIONAL USE to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone for all or a portion of Lot 1, Bosque Plaza zoned C-1(SC), located on **3600 BOSQUE PLAZA LA NW (D-12)**
1010688
8. **15ZHE-80294** **Project#** **ANGELA GABEL (RICHARD BURD, AGENT)** requests a special exception to Section 14-16-2-6(E)(3)(a) : a VARIANCE of 10 ft to the 20 ft side setback required on a corner lot which rear yard abuts a front yard for all or a portion of Lot 3, Block 8, Victory Addn First Unit of zoned R-1, located on **1017 VASSAR DR SE (L-16)**
1010689
9. **15ZHE-80295** **Project#** **JOHN KRUSE** requests a special exception to Section 14-16-2-12 (E)(2) : a VARIANCE of 4 ft to the required 5 ft side yard setback for a proposed addition for all or a portion of Lot 1, Block 8, Buena Ventura zoned R-3, located on **120 GLORIETA ST NE (K-20)**
1010690
10. **15ZHE-80296** **Project#** **J. CALDEIRA & P. MAFFEI (M. BELL / NIQUE'SCAPES, AGENT)** requests a special exception to Section 14-16-2-6(B)(14) : a CONDITIONAL USE to allow a 5 ft fence in the required front setback area for all or a portion of Lot 16, Block 32, Tract(s) 25, Heights Reservoir Addn zoned R-1, located on **520 WASHINGTON ST NE (K-17)**
1010691
11. **15ZHE-80297** **Project#** **HOLLIS C HEDLUND (GRISELDA MORALES, AGENT)** requests a special exception to Section 14-16-2-16(B)(13) : a CONDITIONAL USE to allow for the outdoor display, storage and repair of tires in a SU 2/ C-1 zone for all or a portion of Lot 10, Block 8, Buena Vista Heights zoned SU-2 C-1, located on **501 YALE BLVD SE (K-15)**
1010692
12. **15ZHE-80298** **Project#** **NOLAN AND CHANTEL ALEXANDER (ANTHONY LOPES, AGENT)** requests a special exception to Section 14-16-2-6-(E)(1) : a VARIANCE of 20 ft to the required 20 ft front yard setback area for a proposed garage addition for all or a portion of Lot 9, Block 14, Broad Acres zoned R-1, located on **2705 MESILLA ST NE (H-19)**
1010694
13. **15ZHE-80299** **Project#** **ROMELIA MARQUEZ CERA (RAUL DOMINGUEZ, AGENT)** requests a special exception to Section 14-16-2-6-(E)(3)(b) : a VARIANCE request of 5 ft to the 10 ft side setback required for a proposed new home for all or a portion of Lot 1, Block 15, La Mesa Extension zoned R-1, located on **401 ALCAZAR ST NE (K-19)**
1010695